



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 19, 2012

1209-PUD-10

Exhibit 1

Petition Number: 1209-PUD-10

Subject Site Address: Southwest corner of Springmill Road and 169th Street

Petitioner: Beazer Homes, LLP

Request: Change in zoning on approximately 70 acres from the SF-2 District to the Keeneland Park PUD.

Current Zoning: SF-2

Current Land Use: Agricultural

Approximate Acreage: 70 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Keeneland Park PUD Ordinance, November 9, 2012
4. Keeneland Park PUD Ordinance (Redline), November 9, 2012
5. Dwelling Plan Elevation Compendium, October 10, 2012

Staff Reviewer: Ryan Clark, Associate Planner

Petition History

This petition was introduced at the September 10, 2012 City Council meeting. The proposal received a public hearing at the September 17, 2012 Advisory Plan Commission (the "APC") meeting and received a second meeting at the October 15, 2012 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the November 19, 2012 APC meeting.



Project Overview

Location

The subject property is approximately 70 acres in size and is located at the southwest corner of 169th and Springmill Road (the "Property"). The property is currently agricultural in nature and is surrounded by vacant land to the east, Maple Knoll PUD to the south and west, and Saint Maria Goretti to the north.

Project Description

Beazer Homes, LLP (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property that would include rezoning the current Single-Family 2 ("SF-2") district with the Keeneland Park PUD. The Proposal would default to Single-Family 4 ("SF-4") as the underlying zoning and include two separate lot sizes of 7,800 and 8,200 square feet each. The Proposal would include up to 182 single family lots.

The petitioner has included a conceptual site plan with eight (8) separate phases for the Proposal. The PUD amenities section includes swimming pool, a sport court with a minimum area of a ½ basketball court, a small park, and also a proposed trail connection with the Maple Knoll common area and 169th Street. A multi-use trail would also be installed along the front of both 169th Street and Springmill Road.

Architecture

The Proposal includes an architectural standards section with six (6) separate architectural themes to which each dwelling must adhere to one of the themes. The six (6) themes include: Craftsman, English Revival, French Country, Italianate, Shingle, and Victorian. A sample of each elevation is included in Exhibit G of the ordinance.

Modifications since the October 15, 2012 APC Meeting

In response to feedback from the Advisory Plan Commission and others, the proposed PUD Ordinance has been modified as shown below:



Planned Unit Development Acreage

The Proposal has been reduced from seventy-two (72) acres to seventy (70) acres as a result of a two (2) acre parcel being withdrawn from the inclusion in the PUD. The proposed units have also been reduced from the original one-hundred and eighty-two (182) units to one-hundred and seventy-eight (178) units.

Architectural Standards

The architectural theme variety requirement has been altered from a maximum of fifty (50) percent of one architectural theme to a maximum of sixty-two (62) units or approximately thirty-five (35) percent for one architectural theme. Also, a maximum of four (4) ranch homes are permitted within one-hundred (100) feet of the right of way along 169th Street. In addition, ranch homes will not be permitted along Springmill Road.

Enhanced Rear Elevations

The total score needed to meet the enhanced rear elevations requirement for homes with rear or side elevations that face Springmill or 169th Street has been increased from four (4) to six (6) points. Two (2) points has been added for masonry siding, two (2) points for windows/door that are in excess of four (4), and lastly two (2) points for two (2) inch caliper shade or ornamental tree.

Development Amenities

The Proposal has added a swimming pool and a sport court to the amenities section of the PUD. The playground and gazebo have been removed from the Proposal.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet. The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies 169th Street as a "Collector Street". The recommended right-of-way width for a Collector Street is 100 feet.



Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

2. Current conditions and the character of current structures and uses.

The property is currently agricultural in nature and was being utilized as a horse farm. Several agricultural structures and a residential structure exist on the property. The structures appear to be in good condition.

3. The most desirable use for which the land is adapted.

The Property is surrounded by residential property to the south, east, and west. The proposed PUD provides a transition from the smaller lots to the northwest and homes in the Maple Knoll subdivision to the south. The Comprehensive Plan calls for compatible infill and to support the existing suburban character of the area and the proposed plan should not alter the existing character of the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.



5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

Staff Comments

1. If the APC is satisfied with the proposal as presented, the forward 1209-PUD-10 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.